

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE

A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.75,
MAUI COUNTY CODE, TO ESTABLISH THE MAUI MEADOWS
COMMUNITY FACILITIES DISTRICT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. This Ordinance shall be known and may be cited as the, “Maui Meadows Community Facilities District (MMCFD) Ordinance.”

SECTION 2. Purpose. The purpose of this ordinance is to establish a Community Facilities District pursuant to Chapter 3.75, Maui County Code, known as the “Maui Meadows Community Facilities District (MMCFD),” to finance and construct public improvements consisting of:

- a) a sewer collection system connecting all properties within Maui Meadows Subdivision to the County’s Kihei Wastewater Reclamation Facility, and
- b) a recycled water distribution system to irrigate a greenbelt firebreak encircling the subdivision using R-1 recycled water, in furtherance of Act 125 (2017), Ordinance 5592 (2024), and the County’s environmental and public safety goals.

SECTION 3. Title 3, Maui County Code, is amended by adding a new Chapter 3.XX to read as follows:

"Chapter 3.XX

Section 1. Maui Meadows Community Facilities District.

A. There is established a Community Facilities District (CFD) to be known as the Maui Meadows

Community Facilities District ('District').

- B. The boundaries of the District shall encompass all properties within the subdivision known as Maui Meadows, situated mauka of Piilani Highway in South Maui.
- C. The improvements authorized to be financed, acquired, planned, designed, engineered, constructed, installed, improved, rehabilitated, operated, maintained, repaired, replaced, or expanded under this District include, but are not limited to:
 - 1. Wastewater collection systems, including sewer laterals, mains, manholes, pump stations, force mains, lift stations, storage facilities, electrical service, controls, monitoring equipment, telemetry, appurtenant infrastructure, utility relocations, easements, rights-of-way, surveying and related improvements necessary to convey wastewater to a County wastewater reclamation facility.
 - 2. Recycled water systems, including transmission pipelines, storage facilities, pumping facilities, permitting, distribution systems, irrigation infrastructure, monitoring equipment, appurtenant infrastructure, access roads, easements, rights-of-way, environmental restoration and habitat enhancement, greenbelt firebreak improvements, wildfire mitigation improvements, and related facilities and professional services, for the beneficial reuse of recycled water. The costs of the improvements may be financed from one or more lawful sources, including special taxes levied pursuant to this chapter, bonds, grants, gifts, donations, reimbursements, intergovernmental funding, settlement proceeds, or other lawful revenues.
- D. The special taxes shall be collected in the same manner as real property taxes and shall constitute liens upon the properties assessed until paid in full.

E. The District shall be administered by the County's Department of Environmental Management, in coordination with the Department of Finance for special tax collection, and with the Maui Meadows community for routine maintenance of the greenbelt firebreak. Broader fuel-management functions associated with a new integrated South Maui firebreak, including the Upcountry R-1 relay corridor, shall be coordinated with the Maui Fire Department, Department of Public Works, and State Division of Forestry and Wildlife, ensuring shared responsibility across community, County, and State.

Section 2. Amend Section 3.75.100 to read as follows:

- A. Proceedings for the establishment of a district may be instituted by the council on its own initiative, by resolution of intention adopted by a majority of its members, without requirement of a landowner petition.
- B. Proceedings for the establishment of a district shall also be instituted by the council upon receipt by the county clerk of a petition requesting the institution of proceedings, signed by the owners of at least 25 percent of the land in the proposed district.
- C. Both council-initiated and petition-initiated proceedings shall be subject to all applicable notice, public hearing, and ordinance adoption requirements as provided in this chapter.

Section 3. Acceptance and Administration of Contributions.

The County may accept, receive, administer, expend, invest, transfer, match, pool, or otherwise use lawful gifts, grants, donations, bequests, philanthropic contributions, intergovernmental funds, nonprofit funds, settlement proceeds, and other lawful resources for the

planning, acquisition, construction, operation, maintenance, expansion, or financing of improvements authorized under this chapter.

Such funds may be administered through memoranda of agreement, fiscal sponsorships, nonprofit partnerships, intergovernmental agreements, trust arrangements, or other lawful instruments approved by the Mayor or the Mayor's designee, without further substantive legislative authorization except as otherwise required by law or annual budget appropriation.

This chapter constitutes standing legislative authorization for the County to enter into and administer through memoranda of agreement, memoranda of understanding, grant agreements, donation agreements, fiscal sponsorships, nonprofit partnerships, trust arrangements, intergovernmental agreements, or other lawful implementation instruments necessary to carry out this chapter, without additional project-specific legislative authorization unless otherwise required by law."

SECTION 4. Liberal Construction. This chapter shall be liberally construed to accomplish its public safety, environmental protection, recycled water reuse, and infrastructure purposes.

SECTION 5. Severability. If any provision of this ordinance or its application is held invalid, the invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 6. This ordinance shall take effect upon its approval.